



# **METROPOLITAN PLANNING COMMISSION**

## **ACTION AGENDA**

**Thursday, March 10, 2016**

**4:00 pm Regular Meeting**

**700 Second Avenue South**  
(between Lindsley Avenue and Middleton Street)  
Howard Office Building, Sonny West Conference Center (1st Floor)

### **MISSION STATEMENT**

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The Planning Commission guides growth and development as Nashville and Davidson County evolve into a more socially, economically and environmentally sustainable community, with a commitment to preservation of important assets, efficient use of public infrastructure, distinctive and diverse neighborhood character, free and open civic life, and choices in housing and transportation.

**Jim McLean, Chair**  
**Greg Adkins, Vice-Chair**

Lillian Blackshear  
Stewart Clifton  
Derrick Dalton  
Jessica Farr

Hunter Gee  
Jeff Haynes  
Councilmember Burkley Allen  
Jennifer Hagan-Dier, representing Mayor Megan Barry

**J. Douglas Sloan III**  
Secretary and Executive Director, Metro Planning Commission

**Metro Planning Department of Nashville and Davidson County**  
800 2nd Avenue South P.O. Box 196300 Nashville, TN 37219-6300

p: (615) 862-7190; f: (615) 862-7130

# Notice to Public

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**Please remember to turn off your cell phones.**

The Commission is a 10-member body, nine of whom are appointed by the Metro Council and one of whom serves as the mayor's representative. The Commission meets on the 2nd and 4th Thursday of each month at 4:00 p.m., unless otherwise noted. The Planning Commission makes the final decision on final site plan and subdivision applications. On all other applications, the Commission recommends an action to the Metro Council (e.g. zone changes, specific plans, overlay districts, and mandatory referrals). The Metro Council can accept or not accept the recommendation.

Agendas and staff reports can be viewed on-line at [www.nashville.gov/mpc/agendas](http://www.nashville.gov/mpc/agendas) or weekdays from 7:30 a.m. to 4:00 p.m. at the Planning Department office located at 800 2nd Avenue South, downtown Nashville. Also, at the entrance to this meeting room, a binder of all staff reports has been placed on the table for your convenience.

Meetings on TV can be viewed live or shown at an alternative time on Channel 3. Visit [www.nashville.gov/calendar](http://www.nashville.gov/calendar) for a broadcast schedule.

## Writing to the Commission

You can mail, hand-deliver, fax, or e-mail comments on any agenda item to the Planning Department. For the Commission to receive your comments, prior to the meeting, you must submit them by **noon the day of the meeting**. Otherwise, you will need to bring 14 copies of your correspondence to the meeting and during your allotted time to speak, distribute your comments.

Mailing Address: Metro Planning Department, 800 2nd Avenue South, P.O. Box 196300, Nashville, TN 37219-6300  
Fax: (615) 862-7130  
E-mail: [planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)

## Speaking to the Commission

If you want to appear in-person before the Commission, view our tips on presentations on-line at [www.nashville.gov/mpc/pdfs/mpc\\_mtg\\_presentation\\_tips.pdf](http://www.nashville.gov/mpc/pdfs/mpc_mtg_presentation_tips.pdf) and our summary regarding how Planning Commission public hearings are conducted at [www.nashville.gov/mpc/docs/meetings/Rules\\_and\\_procedures.pdf](http://www.nashville.gov/mpc/docs/meetings/Rules_and_procedures.pdf). Briefly, a councilmember may speak at the very beginning of the commission meeting, after the individual item is presented by staff, or after all persons have spoken in favor or in opposition to the request. Applicants speak after staff presents, then, those in favor speak followed by those in opposition. The Commission may grant the applicant additional time for a rebuttal after all persons have spoken. Maximum speaking time for an applicant is 10 minutes, individual speakers is 2 minutes, and a neighborhood group 5 minutes, provided written notice was received prior to the meeting from the neighborhood group.

- Day of meeting, get there at least 15 minutes ahead of the meeting start time to get a seat and to fill-out a "Request to Speak" form (located on table outside the door into this meeting room).
- Give your completed "Request to Speak" form to a staff member.
- For more information, view the Commission's Rules and Procedures, at [www.nashville.gov/mpc/pdfs/main/rules\\_and\\_procedures.pdf](http://www.nashville.gov/mpc/pdfs/main/rules_and_procedures.pdf)

## Legal Notice

**As information for our audience, if you are not satisfied with a decision made by the Planning Commission today, you may appeal the decision by petitioning for a writ of cert with the Davidson County Chancery or Circuit Court. Your appeal must be filed within 60 days of the date of the entry of the Planning Commission's decision. To ensure that your appeal is filed in a timely manner, and that all procedural requirements have been met, please be advised that you should contact independent legal counsel.**



The Planning Department does not discriminate on the basis of race, color, national origin, gender, gender identity, sexual orientation, age, religion, creed or disability in admission to, access to, or operations of its programs, services, or activities. Discrimination against any person in recruitment, examination, appointment, training, promotion, retention, discipline or any other employment practices because of non-merit factors shall be prohibited. For ADA inquiries, contact Josie Bass, ADA Compliance Coordinator, at (615) 862-7150 or [josie.bass@nashville.gov](mailto:josie.bass@nashville.gov). For Title VI inquiries, contact Melody Fowler-Green, executive director of Human Relations at (615) 880-3374. For all employment-related ADA inquiries, call David Sinor at (615) 862-6735 or e-mail [david.sinor@nashville.gov](mailto:david.sinor@nashville.gov).

# MEETING AGENDA

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- A. CALL TO ORDER
  - B. ADOPTION OF AGENDA
  - C. APPROVAL OF FEBRUARY 25, 2016, MINUTES
  - D. RECOGNITION OF COUNCILMEMBERS
  - E. NASHVILLENEXT UPDATE
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## H. PREVIOUSLY DEFERRED ITEMS

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The items below were deferred from a previous Planning Commission meeting at the request of the applicant or by the commissioners. For Community Plan Policy items, see H. Community Plan Policy Changes and Associated Cases.

### Specific Plans

#### 1. 2016SP-008-001

##### OLD BURKITT ROAD SP

Map 186, Parcel(s) 004  
Council District 31 (Fabian Bedne)  
Staff Reviewer: Jason Swaggart

A request to rezone from AR2a to SP-R zoning for property located at 7224 Old Burkitt Road, approximately 300 feet east of Nolensville Pike (23.08 acres), to permit 99 single-family lots, requested by Smith Gee Studio, applicant; Life Community Church, owner.

**MPC Action: Approve with conditions, except conditions 7, 9, 10, and 11 to be worked out with Public Works prior to third reading in Council, and disapprove without all other conditions. (6-0-1)**

#### 2. 2016SP-011-001

##### MT PISGAH SP

Map 172, Parcel(s) 041, 174, 255  
Council District 04 (Robert Swope)  
Staff Reviewer: Lisa Milligan

A request to rezone from AR2a to SP-R zoning for properties located at Mt. Pisgah Road (unnumbered) and 6000 and 6021 Mt. Pisgah Road, approximately 750 feet west of Christiansted Lane (12.12 acres), to permit 31 single family lots, requested by Batson & Associates, applicant; Charles White, owner.

**MPC Action: Defer to the March 24, 2016, Planning Commission meeting. (6-0-1)**

#### 3. 2016SP-014-001

##### 7435 OLD HICKORY BLVD SP

Map 031, Parcel(s) 068  
Council District 03 (Brenda Haywood)  
Staff Reviewer: Jason Swaggart

A request to rezone from AR2a and CS to SP-C zoning and CS to AR2a zoning for portions for portions of property located at 7435 Old Hickory Boulevard, approximately 635 feet west of Blevins Road (25.95 acres), to permit heavy equipment sales, and service, and all uses permitted by the CS zoning district except cash advance, check cashing, title loan, non-residential drug treatment facilities, a bar or nightclub, and pawnshops and clubs, requested by Dale & Associates, applicant; Anchor Property Holdings, LLC, owner.

**MPC Action: Defer to the April 14, 2016, Planning Commission meeting. (6-0)**

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March 10, 2016 Meeting

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Withdraw = Applicant requests to withdraw application

**4. 2016SP-015-001**

**HAYLEY HARBOR SP**

Map 068, Parcel(s) 046  
Council District 01 (Sharon Hurt)  
Staff Reviewer: Latisha Birkeland

A request to rezone from IR to SP-IND zoning for property located at Amy Lynn Drive (unnumbered), approximately 1,100 feet west of Jennie Brown Lane (14.3 acres), to permit all uses under IR zoning except: automotive convenience, liquor sales, pawnshop, sex club, after hours establishment, and adult entertainment; and to permit concrete batch plant; manufacturing of concrete, tile, and brick; associated outdoor storage of river transported materials and goods, requested by Dale and Associates, applicant; Smyrna Ready Mix, LLC, owner.

**MPC Action: Defer to the April 14, 2016, Planning Commission meeting. (6-0-1)**

**5. 2016SP-023-001**

**BORDEAUX COMMONS SP**

Map 080, Part of Parcel(s) 035  
Council District 01 (Sharon W. Hurt)  
Staff Reviewer: Lisa Milligan

A request to rezone from AR2a to SP-MU zoning for a portion of property located at 1010 Camilla Caldwell Lane, south of County Hospital Road and located within the Bordeaux Redevelopment District (22.98 acres), to permit all uses under MUL zoning except: Car Washes, Cash Advance, Check Cashing, Title Loan, Hotels, Motels, Nightclubs, Pawn Shops, Drive In Restaurants, Standalone Surface Parking Lots, Wholesale Sales, Mobile Storage, Waste Treatment, and Outdoor Live Performances; and to permit Community Gardens, and Hospitals, requested by Dale and Associates, applicant; Metropolitan Government, owner.

**MPC Action: Defer to the March 24, 2016, Planning Commission meeting. (6-0)**

**Zone Changes**

**6a. 2005P-008-007**

**HARPETH VILLAGE (PUD AMENDMENT)**

Map 156, Parcel(s) 112  
Map 156-05-0-A, Parcel(s) 900-901  
Council District 35 (Dave Rosenberg)  
Staff Reviewer: Jason Swaggart

A request to amend the Harpeth Village Planned Unit Development for property located at 7725 Old Harding Pike and Temple Road (unnumbered), at the northeast corner of Temple Road and Old Harding Pike (12.08 acres), to add property into the overlay to permit 25 multifamily units, zoned RS40 and proposed for RM6, requested by Batson and Associates, applicant; Trendmark Construction, LLC, owner. (See also Zone Change Case No. 2015Z-096PR-001).

**MPC Action: Defer to the April 28, 2016, Planning Commission meeting. (6-0)**

**6b. 2015Z-096PR-001**

Map 156, Parcel(s) 112  
Council District 35 (Dave Rosenberg)  
Staff Reviewer: Jason Swaggart

A request to rezone from RS40 to RM6 zoning for property located at 7725 Old Harding Pike, approximately 345 feet north of Temple Road (5.06 acres), requested by Trendmark Construction, LLC, owner and applicant. (See Also Planned Unit Development Case No. 2005P-008-007).

**MPC Action: Defer to the April 28, 2016, Planning Commission meeting. (6-0)**

**7. 2016Z-018PR-001**

Map 105-03, Parcel(s) 037  
Council District 17 (Colby Sledge)  
Staff Reviewer: Karimeh Moukaddem

A request to rezone from R6 to MUL-A zoning for property located at 1117 3rd Avenue South, approximately 200 feet north of Chestnut Street (0.10 acres), requested by Saunders Properties, LLC, applicant and owner.

**MPC Action: Approve. (6-0)**

## **Planned Unit Developments**

### **8. 85-85P-003**

#### **BRENTWOOD COMMONS (HCA)**

Map 160, Part of Parcel(s) 211  
Council District 04 (Robert Swope)  
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan for a portion of the Brentwood Commons Planned Unit Development Overlay District on property located at 2000 American General Way, at the northeast corner of American General Way and Old Hickory Boulevard, zoned OL (13.59 acres), to permit an office development, requested by Ragan Smith & Associates, applicant; Southpoint, LLC, owner.

**MPC Action: Defer to the March 24, 2016, Planning Commission meeting. (5-0-1)**

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## **I. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES**

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The Planning Commission will make the final decision on a Community Plan Amendment. The Commission will make a recommendation to the Metro Council on any associated cases(s). The Metro Council will make the final decision to approve or disapprove the associated case(s).

### **Community Plan Amendments**

#### **9a. 2016CP-007-002**

##### **WEST NASHVILLE COMMUNITY PLAN AMENDMENT**

Map 091, Parcel(s) 009-010  
Council District 20 (Mary Carolyn Roberts)  
Staff Reviewer: Cynthia Wood

A request to amend the West Nashville Community Plan by changing the Community Character Policy from D District Industrial to T4 Urban Mixed Use Neighborhood for properties located at 1640 54th Avenue North and 54th Avenue North (unnumbered), approximately 475 feet north Centennial Boulevard (19.09 acres), requested by Southeast Venture, LLC, applicant; R. Manuel Centennial, G.P. and M.R. Centennial Trust, owners. (See also Specific Plan, Case No. 2016SP-019-001).

**MPC Action: Defer to the April 14, 2016, Planning Commission meeting. (6-0)**

#### **9b. 2016SP-019-001**

##### **R. MANUEL CENTENNIAL SP**

Map 091, Parcel(s) 009-010  
Council District 20 (Mary Carolyn Roberts)  
Staff Reviewer: Lisa Milligan

A request to rezone from IR to SP-R zoning for property located at 1640 54th Avenue North and 54th Avenue North (unnumbered), approximately 475 feet north of Centennial Boulevard (19.09 acres), to permit a residential development with up to 394 multi-family units, requested by Southeast Venture, LLC, applicant; R. Manuel Centennial GP, owner. (See also Community Plan Case No. 2016CP-007-002).

**MPC Action: Defer to the April 14, 2016, Planning Commission meeting. (6-0)**

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## J. RECOMMENDATIONS TO METRO COUNCIL

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The Planning Commission will make a recommendation to the Metro Council on the requests below. The Metro Council will make the final decision to approve or disapprove the request.

### Specific Plans

#### 10. 2015SP-005-003

##### BEAMAN & TURNER PROPERTIES (AMENDMENT)

Map 163, Parcel(s) 341

Map 174, Parcel(s) 021, 024.01, 023, 059, 061, 062, 213, 218, 219, 232-233

Council District 32 (Jacobia Dowell)

Staff Reviewer: Lisa Milligan

A request to amend the Beaman & Turner Properties Specific Plan District for properties located at 5430, 5438, 5446, and 5448 Cane Ridge Road and Cane Ridge Road (unnumbered), 4001 Cane Ridge Parkway, and 3135 Old Franklin Road, west of Interstate 24 (301.43 acres) to add approximately 13.8 acres into the SP, requested by Century Farms, LLC, applicant; Century Farms, LLC and CHS Realty Holdings III, LLC, owners.

**MPC Action: Approve with conditions and disapprove without all conditions. (6-0)**

#### 11. 2016SP-012-001

##### THE PRESERVE: SLEEP INN/MAINSTAY SUITES

Map 107, Part of Parcel(s) 180

Council District 15 (Jeff Syracuse)

Staff Reviewer: Latisha Birkeland

A request to rezone from IWD to SP-C zoning for a portion of property located at 2535 Perimeter Place Drive, approximately 1,350 feet south of Royal Parkway (3.6 acres), to permit a 3-story hotel, requested by Barge, Cauthen & Associates, applicant; Corporate Investors Partnership V, LLC, owner.

**MPC Action: Approve with conditions and disapprove without all conditions. (5-0-1)**

#### 12. 2016SP-020-001

##### ONE MUSIC CIRCLE SOUTH OFFICE

Map 093-13, Parcel(s) 335

Council District 19 (Freddie O'Connell)

Staff Reviewer: Jason Swaggart

A request to rezone from ORI and OR20 to SP-O zoning for property located at 1 Music Circle S., approximately 450 feet east of Music Square E (0.90 acres), to permit a 120,000 square foot office building, requested by Barge Cauthen & Associates, applicant; Country Music Association, Inc., owner.

**MPC Action: Defer to the March 24, 2016, Planning Commission meeting. (6-0)**

#### 13. 2016SP-022-001

##### 1710 BELCOURT APARTMENTS

Map 104-08, Parcel(s) 266

Council District 18 (Burkley Allen)

Staff Reviewer: Brandon Burnette

A request to rezone from RM40 to SP-R zoning for property located at 1710 Belcourt Avenue, at the southeast corner of Wedgewood Avenue and 18th Avenue South (0.66 acres), to permit a 76 unit multi-family development, requested by Littlejohn Engineering Associates, applicant; GTOM, Belcourt, LLC, owner.

**MPC Action: Approve with conditions and disapprove without all conditions. (5-1)**

## Zone Changes

### 14. 2016Z-022PR-001

Map 163, Part of Parcel(s) 066.01  
Council District 32 (Jacobia Dowell)  
Staff Reviewer: Patrick Napier

A request to rezone from AR2a to MUL zoning for a portion of property located at 5140 Hickory Hollow Parkway, approximately 3,225 feet west of Bell Road (2.19 acres), requested by Everest Investments, GP, applicant and owner.

**MPC Action: Approve. (6-0)**

### 15. 2016Z-023PR-001

Map 082-07-0-D, Parcel(s) 003-004, 900  
Council District 05 (Scott Davis)  
Staff Reviewer: Karimeh Moukaddem

A request to rezone from OR20 to RM40 zoning for properties located at 121, 121 B, and 123 Berry Street, at the northwest corner of N 2nd Street and Berry Street (0.17 acres), requested by Councilmember Scott Davis, applicant; East Nashville Holdings, LLC, owner.

**MPC Action: Defer to the March 24, 2016, Planning Commission meeting. (6-0)**

### 16. 2016Z-024PR-001

Map 061-14, Parcel(s) 005  
Council District 08 (Nancy VanRheece)  
Staff Reviewer: Karimeh Moukaddem

A request to rezone from RS15 to RM15-A zoning for property located at 3806 Hutson Avenue, approximately 160 feet north of Hart Lane (0.96 acres), requested by AJ Investments, LLC, applicant and owner.

**MPC Action: Approve. (6-0)**

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## **K. PLANNING COMMISSION ACTIONS**

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The Planning Commission will make the final decision on the items below.

### Planned Unit Developments: final site plans

#### 17. 70-81P-001

##### **EYE CARE PLUS ADDITION**

Map 163, Parcel(s) 322  
Council District 32 (Jacobia Dowell)  
Staff Reviewer: Deborah Sullivan

A request to revise the preliminary plan and for final site plan approval for a portion of the Bell Forge Park Commercial Planned Unit Development Overlay District for property located at 5323 Mt. View Road, approximately 340 feet north of Bell Forge Lane E., zoned AR2a (0.34 acres), to permit a 1,650 square foot addition to an existing 4,000 square foot medical office building, requested by Martin Engineering & Surveying, LLC, applicant; Eye Care Properties, LLC, owner.

**MPC Action: Approve with conditions. (6-0)**

## **Subdivision: Concept Plans**

### **18. 2016S-044-001**

#### **869 WEST TRINITY LANE**

Map 070-03, Parcel(s) 006

Map 070-07, Parcel(s) 007, 060-063

Council District 02 (DeCosta Hastings)

Staff Reviewer: Alex Deus

A request for concept plan approval to create 66 lots on properties located at Day Street (unnumbered), Overall Street (unnumbered), 869 and 1005 W. Trinity Lane and W. Trinity Lane (unnumbered), approximately 440 feet east of Old Buena Vista Road (22.64 acres), zoned RS20 and RS7.5, requested by Civil Site Design Group, PLLC, applicant; Trinity Lane Realty, LLC and Tara Bhikia, owners.

**MPC Action: Approve the variance request and approve the concept plan with conditions. (6-0)**

## **Subdivision: Final Plats**

### **19. 2014S-050-001**

#### **3335 WALTON LANE**

Map 051, Parcel(s) 125

Council District 08 (Nancy VanReece)

Staff Reviewer: Jason Swaggart

A request for final plat approval to create four lots on property located at 3335 Walton Lane, approximately 600 feet west of Ellington Parkway, zoned RS10 (1.58 acres), requested by Campbell, McRae & Associates, Inc., applicant; Southernmost Homes, Inc., owner.

**MPC Action: Defer to the March 24, 2016, Planning Commission meeting. (6-0)**

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## **L. OTHER BUSINESS**

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20. Employee contract amendment for Carrie Logan and Brandon Burnette

**MPC Action: Approve. (6-0)**

21. Certification of Bonus Height Compliance for Lifeway at Capitol View

**MPC Action: Approve with conditions. (5-0-1)**

22. Certification of Bonus Height Compliance for 6th Avenue South and Lea Avenue

**MPC Action: Approve with conditions. (6-0)**

23. Historic Zoning Commission Report

24. Board of Parks and Recreation Report

25. Executive Committee Report

26. Accept the Director's Report and Approve Administrative Items

**MPC Action: Approve. (6-0)**

27. Legislative Update

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## **M. MPC CALENDAR OF UPCOMING MATTERS**

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**March 10, 2016**

4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

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March 10, 2016 Meeting

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**March 21, 2016**

MPC Workshop on Inclusionary Housing

5:30pm – 7:30pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

**March 24, 2016**

MPC Workshop on Capital Improvements Budget

2:30pm – 3:30pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

**March 24, 2016**

4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

**April 14, 2016**

4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

**April 28, 2016**

4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

**N. ADJOURNMENT**

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